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## Luxury Villa with a Guest House and Land in the Dordogne

Ribérac , Dordogne , Nouvelle Aquitaine



# €749,000

inc. of agency fees

5 Beds    3 Baths    250 sqm    1.1 ha

In the heart of Périgord Vert, a spacious villa set in a beautiful living environment with 1.2 ha of land, a pool and a guest house, situated close to all amenities, 1 hour from Angoulême.

### At a Glance

<b>Reference</b>	MFH-IJLJ7FL	<b>Near to</b>	Perigueux	<b>Price</b>	€749,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	250 sqm
<b>Land</b>	1.1 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Set in the heart of Périgord Vert, just 10 minutes from Ribérac, discover this spacious villa offering an idyllic living environment complete with a pool, guest house, and approximately 1.2 hectares of land.

The main house boasts a generous 200 sqm of living space, featuring two bright, airy rooms with a double-sided fireplace. Large bay windows open onto an expansive south-east facing terrace, perfect for enjoying the sunshine. A modern open kitchen, two bedrooms (one with a dressing area), and a bathroom complete the ground floor.

*Upstairs*, you'll find two additional bedrooms, another bathroom, and a charming balcony. The house opens onto a beautifully landscaped garden, a swimming pool with a counter-current system and sun deck, and a gorgeous view of the 1.1-hectare meadow. Strategic exterior lighting enhances the property's character at any time of day.

The *guest house*, with its entrance and terrace, offers approximately 50 sqm of living space, including a living room/kitchen, bedroom, and bathroom. A connecting corridor allows for internal access between the two houses, providing flexibility to rent out one or both units or use the entire property as a family residence.

This high-quality property enjoys a peaceful setting while being close to all amenities, just 1 hour from Angoulême with its infrastructure and TGV station. With plenty of land, it's perfect for various projects such as keeping animals, horses, or growing vegetables.

## **The Accommodation**

### **The ground floor**

- 3.60 sqm - Entrance
- 31 sqm - Living room with double fireplace insert ( bay windows)
- 8 sqm - Open kitchen
- 58 sqm - Large living room (bay windows)
- 7 sqm - Corridors
- 21.30 sqm - Bedroom, dressing room, (bay window)
- 12 sqm - Bedroom, (bay window)
- WC
- 4,70 sqm - Shower room (Italian shower, 2 basins)
- 9 sqm - Corridor communicating with cottage, exterior access door, storage space

### **The first floor**

- Landing, oak staircase
- WC
- 6.70 sqm - Corridors
- 13,40 sqm - Bedroom, (bay window, balcony access)
- 9.30 sqm - Bathroom, bathtub, laundry room
- 8.30 sqm - Bedroom

## **The Guest Cottage**

- 30 sqm - Living room/ Kitchen, insert, access terrace
- 6 sqm - Bedroom, exterior access door
- 6 sqm - Bathroom, laundry
- WC

*Don't miss out on this luxury home in an ideal living environment!*

## Environment & Surroundings

Near to a Golf Course? ✓

## And Before You Ask

Exposure:	South-east
Condition:	Nothing to do
Heating System:	East
Condition of Roof:	Excellent
Drainage:	Recent septic tank
Property Tax:	€1414.00

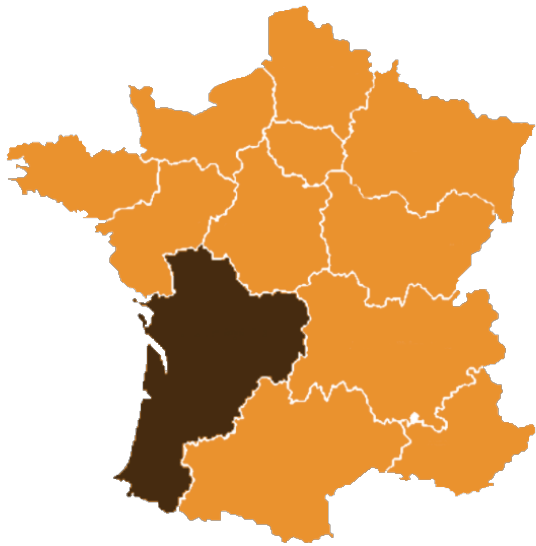
## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€749,000

## Key Information

Year Built:	2017
Internal Area:	250 sqm
Land Area:	1.1 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

**Location: Nouvelle Aquitaine**





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**C. BAUER – Sunday Times**

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